BILL GARRETT, Davidson County
Trans:T20160061870 DEEDWARR
Recvd: 07/19/16 09:54 4 pgs
Fees:23.00 Taxes:1942.50

20160719-0074029

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $525,000.00.

James T. Mulholland
Affiant

Subscribed and sworn to before me on July 15, 2016.

NOTARY PUBLIC
My Commission Expires: 1-20-20

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN

File #2016-189

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL #
James T. Mulholland and Jo Lynn Mulholland 3387 Old Franklin Road, Antioch, TN 37013	Regions Mtg 2050 Parkway Office Cir. Birmingham, AL 35244	174-089.00 and 174-117.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JANICE M. VANCE AND CAROLE A. PATT AND DONNA K. DILWORTH**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **JAMES T. MULHOLLAND AND JO LYNN MULHOLLAND, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT I - This is unimproved property known as 0 Old Franklin Road (Map 174, Parcel 89.00 (+/- 4.72 acres)), Antioch, TN 37013.

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Section II Of The Division Of A Portion Of The William H. Wisener Land, of record in Book 6050, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to WILLIAM H. WISENER AND WIFE, PEGGY MARIE WISENER, by deed from JAMES WILLIAM WISENER AND WIFE, MARTHA ANN WISENER, of record in Book 4971, Page 626, dated November 14, 1975, said Register's Office. PEGGY MARIE WISENER has since died leaving WILLIAM H. WISENER as the surviving tenant by the entirety. WILLIAM H. WISENER died testate on or about February 2, 2016, devising said property to JANICE M. VANCE, CAROLE A. PATT, AND DONNA K. DILWORTH by will of record in Docket No. 16P427 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

TRACT II - This is improved property known as 3387 Old Franklin Road, Antioch, TN 37013.

Land in the 5th Civil District of Davidson County, Tennessee, being Tract No. 12 on the survey of the James William and Martha Wisener Farm described according to a survey by Barry Greer & Associates, dated April 8, 1979, as follows:

BEGINNING at a point in the north margin of Old Franklin Road, said point being the southeast corner of a tract of land conveyed to William H. Wisener and wife, Peggy Marie Wisener by deed of record in Book 4971, Page 626, Register's Office for Davidson County, Tennessee; thence with the southeast line of Wisener north 29° 01' east 864.79 feet to a point in the south margin of Cane Ridge Road, said point being the northeast corner of Wisener; thence with said south margin of Cane Ridge Road and with a curve having a radius of 510.0 feet in a southeasterly direction 80.82 feet to a point, said point being the northwest corner of Tract No. 13; thence with the west line of Tract No. 13 south 8° 5' west 993.61 feet to a point in the north margin of Old Franklin Road, said point being the southwest corner of Tract No. 13; thence with said north margin of Old Franklin Road in a northwesterly direction 441.0 feet to the point of beginning, containing 5.0 acres, more or less, according to said survey.

Being the same property conveyed to W. H. WISENER AND WIFE, PEGGY P. WISENER by deed from MARTHA ANN WISENER, A WIDOW by deed of record in Book 5446, Page 645, dated May 25, 1979, said Register's Office. PEGGY MARIE WISENER has since died leaving W. H. WISENER, A/K/A WILLIAM H. WISENER as the surviving tenant by the entirety. WILLIAM H. WISENER died testate on or about February 2, 2016, devising said property to JANICE M. VANCE, CAROLE A. PATT, AND DONNA K. DILWORTH by will of record in Docket No. 16P427 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

The conveyance of the above-described parcels of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees. Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. GRANTORS do further covenant and bind themselves, their heirs and representatives,

to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on July 15, 2016.

Grantors:

Janice M. Vance
Janice M. Vance

Donna K. Dilworth
Donna K. Dilworth

Carole A. Patt
Carole A. Patt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JANICE M. VANCE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed this instrument for the purposes herein contained.

Witness my hand, at office, this 15th day of July, 2016.

Notary Public

My commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **CAROLE A. PATT**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed this instrument for the purposes herein contained.

Witness my hand, at office, this 15th day of July, 2016.

Notary Public

My commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **DONNA K. DILWORTH**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed this instrument for the purposes herein contained.

Witness my hand, at office, this 15th day of July, 2016.

Notary Public

My commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY